Public comments received via comment boards at NZO Open House

March 18, 2016

Nonconforming Building and Uses (Workshop Display No.2):

• Fix demolition definition because property owners who want to remodel and have nonconformities (which is most of the city) will not understand that they may be considered a demolition.

Encroachments into Setbacks and Open Yards (Workshop Display No. 3):

• Re: Open Space – <u>Important</u> to allow some open space to be covered (balconies, trellis, etc.)! Do not architecturally limit the ability for columns to support such elements.

Open Yard and Outdoor Living Space (Workshop Display No. 4):

- Administrative or design waiver approval for multi-family open space to allow smaller Private Outdoor Living Space with compensatory open space, subject to design review board/commission approval.
- Please be aware that side yard setbacks are important for access for fire protection, etc.
- Open/Outdoor Living Space Very important to allow architectural flexibility! (For example, 6 feet deep balconies may not be appropriate.) Give the Historic Landmarks Commission (HLC) and Architectural Board of Review (ABR) the ability to allow exceptions.

Other Ordinance Changes (Workshop Display No. 5):

- Re: NZO §28.23.100.E.1.a, Fences, Screens, Walls and Hedges Required Findings for Minor Exceptions: Request revision to the Exceptions to Height Limitations as follows:
 - "If the subject fence, wall, screen, or hedge is located on, or within the required setback of, an interior property line, the adjacent property owner(s) that share a common property line within 25 feet have agreed to the requested exception."
 - K. Huffman, P. Stafford, D. & D. Powell